



8 Sherrardspark Road, West Side, Welwyn Garden City, AL8 7JP
Guide price £1,700,000



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MAGNIFICENT 2900sqft FIVE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER WEST SIDE LOCATION A VERY SHORT WALK OF THE TOWN CENTRE, MAINLINE STATION AND SCHOOLING

Magnificent 2900sqft detached property built in 1928 and originally designed by Louis de Soissons, the Architect of the original New Town of Welwyn Garden City, a project he was involved with for some 60 years. In a prime location on one of the largest plots in Sherrardspark Road with a wide and impressive Yew hedge frontage and sweeping gravel driveway, it has been very effectively extended to exacting designs by the de Soissons Partnership. The light and spacious ground floor accommodation includes a formal sitting room, handcrafted Terence Allen kitchen, utility room, lounge and dining area, family room and study. On the first and second floors are five double bedrooms, three of which benefit from quality en suite facilities, whilst the remaining two bedrooms share a family bathroom. Of major interest are the formal gardens that were built with the house. With the aid of original photographs and acknowledged garden designer Rosemary Coldstream, these have been lovingly restored to their original concept and have to be seen to be believed.

THE AREA

Situated in a highly sought after West Side location within very short walking distance of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Templewood, a renowned local primary school, is 0.2 miles away and secondary schooling, Gosling Sports Park, local sports clubs and The Campus West for theatre, cinema and library are also all within walking distance.

FRONT DOOR OPENS TO:

ENTRANCE LOBBY

Access to:

HALLWAY

Coat cupboard, under stairs cupboard. Solid oak timber flooring. Decorative radiator cover.

SITTING ROOM 18'9" x 11'11" (5.72m x 3.63m)

Cosy room with views over the front garden. Feature stone fireplace and hearth with open grate fitted. Built in alcove storage to either side of the window and fitted window seat/radiator cover with cushion.

KITCHEN/BREAKFAST ROOM 15'5" x 13'10" max (4.70m x 4.22m max)

Handcrafted by Terence Allen and fitted in a variety of bespoke painted wall and floor units with granite worktops and splash backs over. Fitted double Belfast sink with chrome mixer tap. Gaggenau oven and warming drawer, and six burner range with extractor hood above. Integrated Gaggenau larder fridge. Integrated freezer and dishwasher. Central island unit with wood block top. Built in oak wine rack. Porcelain flooring with underfloor heating. Decorative radiator cover. Window to the front.

LIVING AREA 13'8" x 12'4" (4.17m x 3.76m)

Roche Bobois bespoke shelving/storage to one wall with space to accommodate a television. Porcelain flooring with underfloor heating. Open to:

DINING AREA 22'8" x 14'9" max (6.91m x 4.50m

max)

Built in bespoke storage units with solid oak tops and pantry to one end with two larder fridges. Porcelain flooring with underfloor heating. Two clear roof lights creating a bright and airy area. Two sets of French doors opening onto the rear garden with one forming a bay window. Access to:

STUDY/OFFICE 11'9" x 11' (3.58m x 3.35m)

Karndean flooring. Double French doors opening onto the rear garden.

FAMILY ROOM 13'7" x 12'11" (4.14m x 3.94m)

Karndean flooring. Dual aspect with two windows to the side and double french doors opening to the rear garden and original 1930s brick pergola.

UTILITY ROOM 11'5" x 8'9" max (3.48m x 2.67m max)

Fitted with a variety of light wood storage units with corner desk. Space for washing machine and tumble dryer. Wood laminate flooring. Window to the front.

MEZZANINE LEVEL

CLOAKROOM

White suite comprising close coupled wc and pedestal wash hand basin with Edwardian style chrome taps. Part tiled in coloured glass tiles and ceramic floor tiles. Chrome heated towel rail. Window to the front.

FIRST FLOOR

LANDING

Airing cupboard housing the gas fired central heating boiler, further airing cupboard housing the hot water cylinder. Staircase to the second floor with under stairs cupboard. Windows to the front.

MASTER BEDROOM 15'1" x 13'5" (4.60m x 4.09m)

Built in Terence Allen wardrobes and side cabinets. Dual aspect room with windows to the rear garden and side.

EN SUITE BATHROOM 13'7" x 7'11" max (4.14m x 2.41m max)

White suite comprising close coupled wc, inset vanity wash hand basin with tiled surround and chrome mixer tap, bath with modern mixer tap and hand shower attachment, shower with hinged glass door and Edwardian style mixer shower. Part tiled. Dual aspect with windows to the front and side with wooden shutters.

BEDROOM TWO 13'5" x 12'5" max into bay (4.09m x 3.78m max into bay)

Air conditioning/heating. Three windows forming a bay overlooking the rear garden.

EN SUITE BATHROOM 10' x 8'9" (3.05m x 2.67m)

White suite comprising close coupled wc, vanity wash hand basin on high gloss white unit, shower bath with glass shower screen, fully tiled splash back and fitted thermostatic shower. Fitted mirror fronted double wardrobe. Karndean flooring. Window to the rear.

BEDROOM THREE 12'1" x 11'7" max (3.68m x 3.53m max)

Fitted wardrobes. Air conditioning. Karndean flooring. Window to the rear.

BEDROOM FOUR 11'11" x 11'4" max (3.63m x 3.45m max)

Fitted wardrobes. Karndean flooring. Window to the front.

FAMILY BATHROOM 7'6" x 4'10" (2.29m x 1.47m)

White suite comprising concealed cistern wc and vanity wash hand basin with modern mixer tap inset into wood style unit, shower bath with remote taps, fixed glass shower screen and shower fitted. Chrome heated towel rail. Fitted mirror.

SECOND FLOOR

LANDING 10'7" x 8'2" (3.23m x 2.49m)

Built in wardrobe and low level storage. Access to:

BEDROOM FIVE 19' x 12'1" max (5.79m x 3.68m max)

Built in wardrobe and under eaves storage. Air conditioning/heating. Velux windows overlooking the rear garden.

EN SUITE BATHROOM 12'10" x 7'5" (3.91m x 2.26m)

White suite comprising integrated cistern wc, wall mounted wash hand basin with chrome mixer tap and bath with modern chrome mixer tap. Two chrome heated towel rails. Natural light tube. Fully tiled in lime stone.

OUTSIDE

FRONT

To the front of the property is a beautifully designed and maintained garden. It provides off road parking for ample vehicles on a sweeping gravel driveway.

In addition is a gravel path from the road to the house which has a formal lawn to either side interspersed with two formal beds with a specimen cherry. To the front of the house is a low box hedge with specimen shrubs and a wisteria trained to the front of the house. There is also a restored wrought iron gate giving access from the front through to the rear garden.

REAR GARDEN

At the rear of the property is a beautiful split level garden which is the recreation of the original garden built in the 1930s. It consists of three main areas:

To the immediate rear of the house is a circular lawn bounded by low original York stone topped retaining walls. The beds the walls create are planted with a huge variety of plants from annuals to mature evergreens.

To the right-hand side of this is an original Herring-bone in laid brick 1930s pergola running from the house to a glass covered area with summerhouse.

Rising from the lawn is a flight of steps leading to the formal area of the garden. On the immediate right is a paved seating area with a walkway in Indian sandstone bordered by box balls, lavender and step-over apple trees, drawing you to a stone wishing well urn which is the focal point of the garden. This feature is one of the original features of the garden having been brought back from Capri by the original owner in the 1930s. On either side of this walkway are formal rectangular lawns framed by low box hedges behind which there are wide borders with mature trees, shrubs and annuals. Underground watering systems are electronically controlled, along with feature garden lighting. There are additional seating areas to the corners and three separate sheds.

FURTHER INFORMATION

Council tax band: G

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

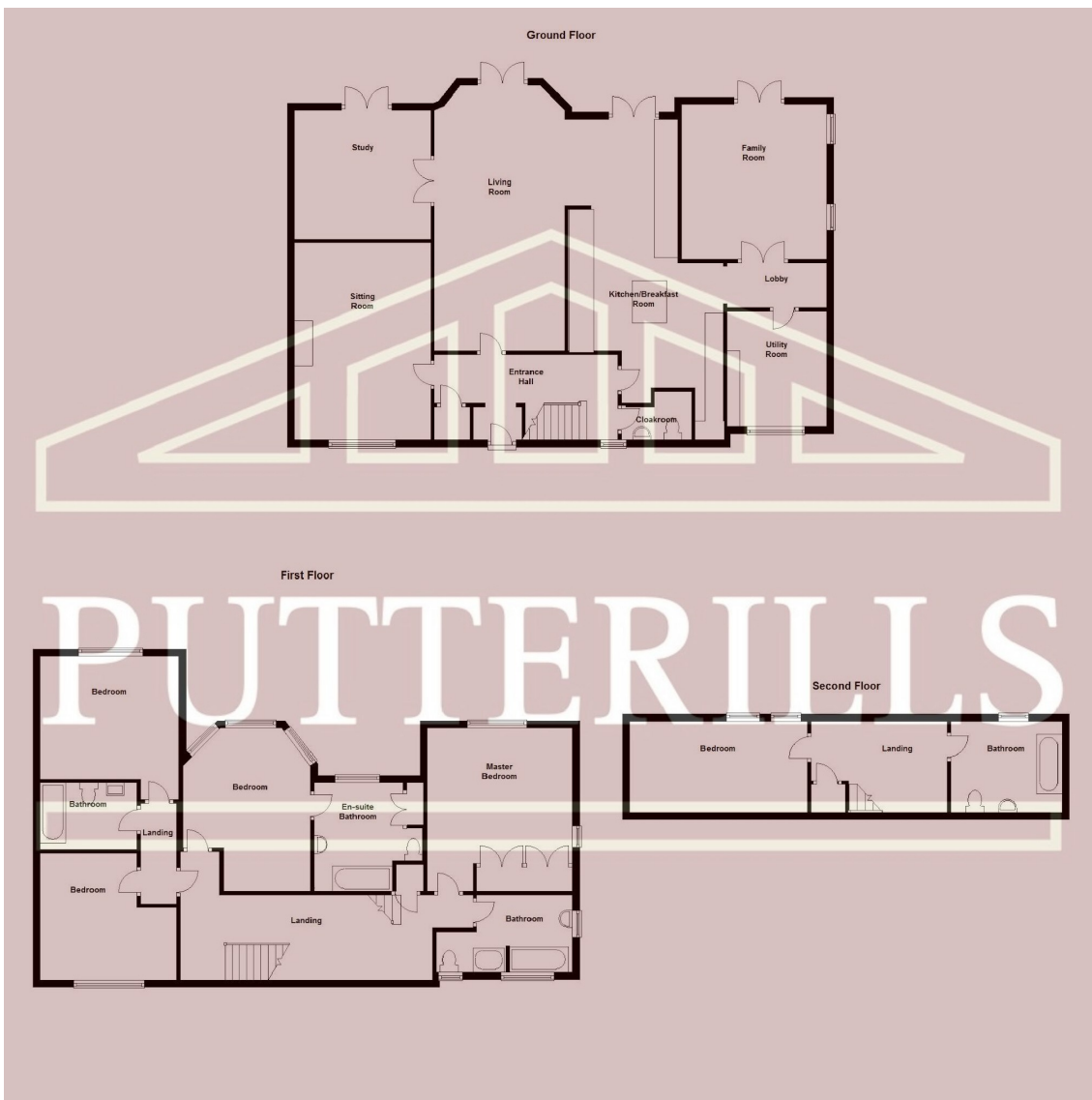
Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.











Energy Performance Certificate



8, Sherrardspark Road, WELWYN GARDEN CITY, AL8 7JP

Dwelling type: Detached house Reference number: 0513-2634-7411-9407-2301
 Date of assessment: 04 September 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 September 2013 Total floor area: 270 m²

Use this document to:

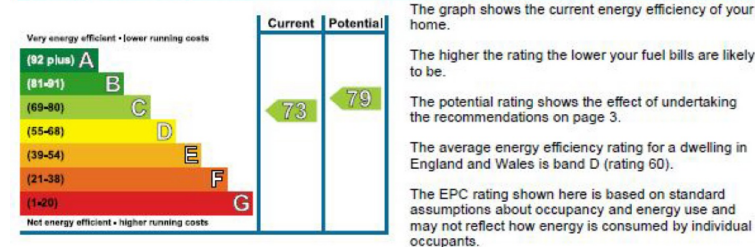
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,392
Over 3 years you could save	£ 411

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 294 over 3 years	
Heating	£ 3,621 over 3 years	£ 3,309 over 3 years	
Hot Water	£ 378 over 3 years	£ 378 over 3 years	
Totals	£ 4,392	£ 3,981	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 327	✓
2 Low energy lighting for all fixed outlets	£50	£ 84	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 729	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

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